090.0	0002	0017.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	588,900 /	588,900
					USE VALUE:	588,900 /	588,900
					ASSESSED:	588,900 /	588,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KNILL OLIVER R & RUTH
Owner 2:	
Owner 3:	
Street 1:	60 CRAWFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BURNS ALBERT H JR -
Owner 2:	-
Street 1:	60 CRAWFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,856 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 903 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5856.000	168,900	3,000	417,000	588,900
Total Card	0.134	168,900	3,000	417,000	588,900
Total Parcel	0.134	168,900	3,000	417,000	588,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 652.16 | /Parcel: 652.1

Legal Description

User Acct 57663

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 11/07/18

!7302!

PREVIOUS ASSESSMENT

Parcel ID 090.0-0002-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	168,900	3000	5,856.	417,000	588,900	588,900	Year End Roll	12/18/2019
2019	101	FV	146,400	1700	5,856.	422,900	571,000	571,000	Year End Roll	1/3/2019
2018	101	FV	146,400	1700	5,856.	315,700	463,800	463,800	Year End Roll	12/20/2017
2017	101	FV	146,400	1700	5,856.	285,900	434,000	434,000	Year End Roll	1/3/2017
2016	101	FV	146,400	1700	5,856.	274,000	422,100	422,100	Year End	1/4/2016
2015	101	FV	145,600	1800	5,856.	232,300	379,700	379,700	Year End Roll	12/11/2014
2014	101	FV	145,600	1800	5,856.	220,400	367,800	367,800	Year End Roll	12/16/2013
2013	101	FV	145,600	1800	5,856.	209,700	357,100	357,100		12/13/2012

PRINT

Date	Time
12/10/20	21:57:12

LAST REV

Date	Time
07/11/19	15:50:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7302

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS ALBERT H	54737-562		5/26/2010		355,000	No	No		
MULLEN GEORGE/E	25200-600		2/28/1995		140,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2004	256	Siding	12,100					REPL AL W/ VINYL

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	189	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
3/2/2005	Permit Visit	BR	B Rossignol
3/3/2000	Inspected	270	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	57663
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5856		Sq. Ft.	Site		0	70.	1.02	5									416,975						417,000	

Total AC/HA: 0.13444 | Total SF/SM: 5856 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 416,975 | Spl Credit | Total: 417,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	127.602
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	207519
Depreciation:	38598
Depreciated Total:	168920

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

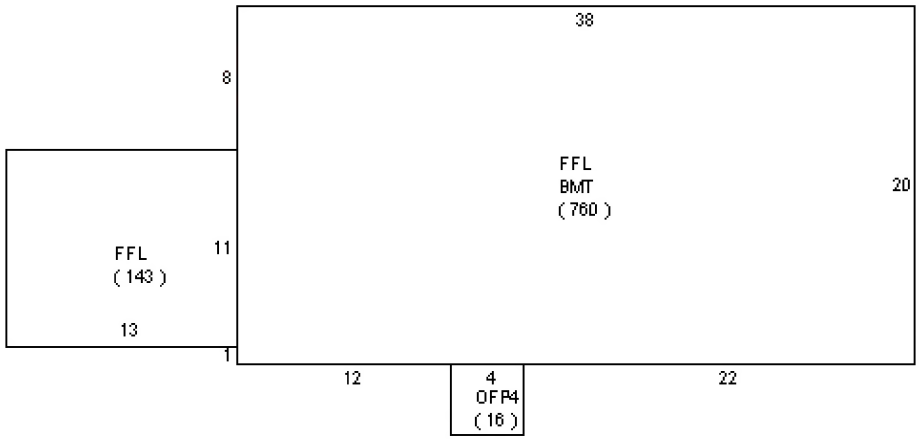
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.60
Special Features:	0	Val/Su Net:	100.60
Final Total:	168900	Val/Su SzAd	187.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	903	127.600	115,225
BMT	Basement	760	38.280	29,093
OFP	Open Porch	16	43.780	700

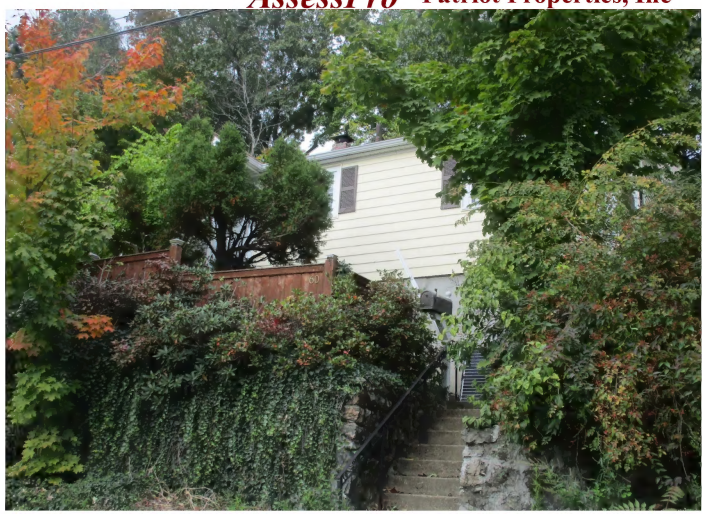
Net Sketched Area:	1,679		Total:	145,018	
Size Ad	903	Gross Are	1679	FinArea	903

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0002-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	20X 6	A	AV	2000	14.33	T	15.2	101			1,500			1,500
22	Wood Deck	D	Y	1	10X12	A	AV	2000	14.33	T	15.2	101			1,500			1,500

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000